



Unit 1 31 Dwyer Street NORTH GOSFORD

Affordable & Versatile Unit - 238sqm

- Area m²:** 238
- \$/m²:** \$1,786
- Rent pa:** \$28,000 Per Annum Net + GST
- Sale Price:** \$425,000 + GST
- GST:** Exclusive
- Parking:** 8
- Contact:**

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Location:

The property is located in the end of Dwyer Street on the Southern side of Mann Street, with the complex running parallel to the railway line. The property is only 1.2km from Gosford Train Station, making it comfortable walking distance for staff commuting by train. The M1 Motorway is also in close proximity, only 8.9km from the property.

Description:

This is a versatile industrial style unit of 238sqm, featuring a split level design with a showroom/office at the front and a workshop at the back.

The unit has a solid double brick construction and is positioned at the front of the complex, with parking positioned behind the unit.

The upper level of the unit is setup as a clean workshop/office and offers access via double glass doors at the front of the building, as well as a P.A. door and small roller shutter on the side of the unit.

The lower level is a higher clearance workshop and offers access via a P.A. door and three (3) roller shutter doors.

The property has male and female toilets, as well as a separate shower, and benefits greatly from the eight (8) included parking spaces.

At this price the unit makes an ideal investment or opportunity to occupy with your business.